

080.0

Map

0001

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 748,000 /

USE VALUE: 748,000 /

ASSESSed: 748,000 /

Total Card /

Total Parcel

748,000

748,000

748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
355		SUMMER ST, ARLINGTON

OWNERSHIP

Owner 1:	MCCAUGHTRY THOMAS M
Owner 2:	COHEN HEATHER B
Owner 3:	
Street 1:	355 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	HOURICAN SEAN & BONNIE -
Owner 2:	-
Street 1:	179 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,881 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4881		Sq. Ft.	Site		0	70.	1.04	5			Med. Tr	-10					356,851						356,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4881.000	387,000	4,100	356,900	748,000
Total Card	0.112	387,000	4,100	356,900	748,000
Total Parcel	0.112	387,000	4,100	356,900	748,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	454.21	/Parcel:	454.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,300	4100	4,881.	356,900	747,300	747,300	Year End Roll	12/18/2019
2019	101	FV	275,200	4100	4,881.	361,900	641,200	641,200	Year End Roll	1/3/2019
2018	101	FV	223,800	4100	4,881.	270,200	498,100	498,100	Year End Roll	12/20/2017
2017	101	FV	223,800	4100	4,881.	244,700	472,600	472,600	Year End Roll	1/3/2017
2016	101	FV	223,800	4100	4,881.	234,500	462,400	462,400	Year End	1/4/2016
2015	101	FV	211,900	4100	4,881.	198,800	414,800	414,800	Year End Roll	12/11/2014
2014	101	FV	211,900	4100	4,881.	188,600	404,600	404,600	Year End Roll	12/16/2013
2013	101	FV	211,900	4100	4,881.	179,400	395,400	395,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOURICAN SEAN & CHAPMAN IRENE C	71144-369	1	6/12/2018		830,000	No	No		
CHAPMAN EDWARD	70519-372		1/17/2018	Change>Sale	500,000	No	No		
CHAPMAN CARL &	70393-530		12/15/2017	Convenience	100	No	No		
	36586-134		10/2/2002	Family	1	No	No		
	8997-412		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOURICAN SEAN & CHAPMAN IRENE C	71144-369	1	6/12/2018		830,000	No	No		
CHAPMAN EDWARD	70519-372		1/17/2018	Change>Sale	500,000	No	No		
CHAPMAN CARL &	70393-530		12/15/2017	Convenience	100	No	No		
	36586-134		10/2/2002	Family	1	No	No		
	8997-412		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1641	Insulate	4,029	C				
2/15/2018	170	Inter Fi	30,000	C				
1/25/2018	94	Inter-De	2,500	C				
5/2/2007	298	Siding	5,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Meas/Inspect	163	PATRIOT
1/10/2000	Meas/Inspect	276	PATRIOT
12/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apros

2021

